



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278-8603

DECISION

VARIANCE/DETERMINATION Case# FY08-15

Zone: Residence B

Property Location: 24 Fletcher St., Uxbridge, MA

Town of Uxbridge Assessor's Map 18C, Parcel 2893

Worcester County District Registry of Deeds' Bk. 10676, Pg. 111

Applicant Name(s)/Owner Name(s): Albert and Margaret Destrempe

FY08-15: Application for a Variance from the front setback requirements on property located at 24 Fletcher Street, Assessor's Map 18C, Parcel 2893. The property is located in the Residence B zoning district. The application seeks permission to expand a non-conforming dwelling by building an addition. The existing structure is 23' from the front property line (30' required). The applicant was present and reviewed the proposal to build an addition, to include a 2 car garage with living space above. The 32 X 32 addition (and removing the existing screened porch) would be 25' from the front property line.

The property is smaller and more narrow than required by the zoning bylaws. The proposed addition would be located 2-3 feet behind the front line of the house.

Vote: At a meeting of the Town of Uxbridge Zoning Board of Appeals on September 5, 2007, a **Motion** was made by Mr. Bentley to close the public hearing. Seconded by Mr. Lutton, the motion carried unanimously.

A **Motion** was made by Mr. Lutton to convert the application to a request for a determination under MGL Chapter 40A Section 6, on the Board's own motion. Seconded by Mr. Bentley, the motion carried unanimously.

A **Motion** was made by Mr. Lutton to render a finding that the proposal is no more detrimental than the existing non-conforming nature and therefore approve construction of the addition as shown in the file, requiring compliance with all requirements such as Conservation Commission, Board of Health, etc. Seconded by Mr. Bentley, the motion carried unanimously.

Voting Board Member Signatures:

Mark Wickstrom

Thomas Bentley

Charles Lutton

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Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

If the rights authorized by this / these Variance(s) are not exercised within one (1) year of the date granting this /these Variance(s), such rights shall lapse. Upon written application from the applicant for an extension, provided same is filed prior to the expiration of such one (1) year period, the Zoning Board may extend these rights for a period not to exceed six (6) months.